

TRANSFER
TAX
PAID

WARRANTY DEED
(Statutory Short Form)

Wendy B. Gogan, whose mailing address is 104 Western Avenue, Waterville, ME 04901 for consideration paid, grant to Anthony J. Belliveau, whose mailing address is 17 Sunset Terrace, Waterville, ME 04901, with Warranty Covenants, all that lot or parcel of land together with the buildings and improvements erected thereon, situate, lying and being in the City of ~~Waterville~~, County of Kennebec and State of Maine, known as 104 Western Avenue, bounded and described as follows, to wit:

47-44

Being lot numbered one (1) and shown and delineated on a certain Plan of Land of C. H. & A. J. Alden on Western Avenue, dated May 19, 1910 and executed by Burleigh & Page, recorded in the Kennebec County Registry of Deeds in Plan Book 9, Page 4. Said Lot Number One being bounded easterly by Lot 2 and southerly by Lot 6 and northerly by Western Avenue. (These directions being set forth on the assumption that Western Avenue runs easterly and westerly.)

Excepting and reserving, however, all sewer rights that may have been granted to the City of Waterville or others over said Lot Number One.

This conveyance is made upon the express condition that no buildings other than a private dwelling house with garage not exceeding two-car capacity, said dwelling house and garage to cost when fully completed not less than Three Thousand Dollars (\$3,000.00), shall be erected upon said lot and set forth on said plan and that said dwelling shall set at least twenty feet (20') from the street line.

This conveyance is also subject, however, to any rights of way or other interest that the City of Waterville or others may have acquired in the area described as and referred to as Cedar Street and Frances Street and as shown on said Plan recorded in Plan Book 9 at said Pages 4 and 5 respectively.

Being the same premises conveyed to Dale L. Rollins and Wendy B. Gogan by Warranty Deed of the Estate of Mary E. Rollins dated August 12, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7567, Page 204. A subsequent Quitclaim Deed was also recorded from Dale L. Rollins to Wendy B. Gogan dated August 12, 2003 and recorded in said Registry of Deeds in Book 7567, Page 206.

Witness our hands and seals this 25th day of August, 2008.

Margaret Soucy
Witness

Wendy B. Gogan
Wendy B. Gogan

State of Maine
County of Kennebec, ss

August 25, 2008

Personally appeared the above named Wendy B. Gogan and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Victoria J. Lacasse

Notary Public
My Comm. Exp. July 5, 2014



VICTORIA J. LACASSE
Notary Public, Maine
My Commission Expires July 5, 2014

Received Kennebec SS.
88/26/2008 8:14AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS